

**HOUSING & COMMUNITY DEVELOPMENT COMMITTEE**  
**5th Floor Conference Room, City Hall**  
**May 14, 2007**

**Committee Members present:** Holly Jones (Chair), Brownie Newman, Robin Cape  
**Staff:** Jeff Richardson, Shannon Tuch, Charlotte Caplan, Brenda Griffith, Adria Hardy, Angie Cullen

**I. Open meeting & Approve minutes**

Chair Holly Jones opened the meeting at 3:10 PM. The minutes for the February 12th, March 5<sup>th</sup> and March 12/13<sup>th</sup> were approved.

**II. Housing Trust Fund income projection**

Charlotte Caplan gave a report on funding availability for the next fiscal year. Housing Trust Fund requests will likely exceed the total of funds available by about \$400,000.

**III. Housing Trust Fund Loan applications**

Adria Hardy presented two loan requests : one from JCS Investments for \$160,000 for 4 units for sale at Bostic Place, and one from Mountain Housing Opportunities for \$250,000 for 9 units for sale at Clingman Lofts. \$273,000 is currently available.

The Committee unanimously recommended to Council:

- (1) Immediate funding for the \$250,000 request from Mountain Housing Opportunities;
- (2) Funding for the \$160,000 request from JCD Investments after July 1<sup>st</sup>.

**IV. Habitat Request to Purchase the Brotherton Site**

Habitat staff gave the Committee a development proposal and preliminary site design for a subdivision of 22 affordable single family homes on the Brotherton site. They plan to submit a formal offer to purchase soon.

The Committee confirmed its earlier recommendation that Council accept a formal offer from Habitat to purchase the property at not less than fair market value, with the CDBG sales proceeds to be used as second mortgage financing for the homebuyers. The Committee asked staff and Habitat to explore equity sharing terms for these loans.

**V. CDBG Allocation for World Changers**

Angie Cullen explained that World Changers, a national faith-based non-profit, is bringing 400 youth to Asheville the week of July 8-14 to do housing repairs for low-income residents. CDBG funds in the amount of \$20,000 are requested for 10-15 home

repairs in the Weed & Seed area. Staff confirmed that CDBG program Income funds are available.

The Committee unanimously recommended amending the 2007 Action Plan to include this project.

**VI. Public Comment/Any other business**

The Committee endorsed a recommendation by the PED Committee that the City surrender its reversionary interest in property owned by Homeward Bound at 24 Grail Street. This will allow the agency to sell it and use the proceeds to expand or replace the A Hope Center.

**VII. Provisional Agenda for June 11<sup>th</sup> meeting**

1. End of year report on Housing Trust Fund
2. Cancellation of Housing Trust Fund allocation for Biltmore Pointe development
3. Consideration of reducing water costs for affordable housing through:
  - a. Increased cost sharing for water line replacements and extensions
  - b. A lower price for water supplied to affordable M/F housing developments.

**VIII. Adjourn**

The meeting adjourned at 5:10 p.m.